

ZB# 74-20

Louis Bozzone

(no SBL given)

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2504

Heating - Oct. 28, 1974.

2000

34 receipts / 37 on list

PUBLIC NOTICE OF A HEARING BEFORE THE ZONING BOARD OF APPEALS OF THE TOWN OF NEW WINDSOR, NEW YORK

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of New Windsor, New York, will hold a public hearing pursuant to Section 40-33-A of the Zoning Code on the following proposition:

Appeal No. 20
Request of Louis P. Borzese for a Variance of the regulation of the Zoning Ordinance to permit Additions to an existing Commercial Structure being a Variance of Article IV, Section 14-14 for property owned by him situated as follows: in the General Industry Zone, and further known as 222 MacArthur Avenue, New Windsor, New York.

SAID HEARING will take place on the 21st day of October, 1974, at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New Windsor, New York, at 8:00 o'clock P.M.

FRED WYGAND,
CHAIRMAN

OFF 11

**State of New York
County of Orange, ss:**

Olga Trachewsky, being duly sworn deposes and says that ^{she} ~~he~~ is Principal Clerk of Newburgh-Beacon News Co., Inc., Publisher of The Evening News, a daily newspaper published and of general circulation in the Counties of Orange and Dutchess, and that the notice of which the annexed is a true copy was published
One Time
.....
in said newspaper, commencing on the 11th day of
..... October A.D., 19 74, and ending on
the 11th day of October A.D., 19 74

Subscribed and sworn to before me this
..... 11th day of October 19 74

Olga Trachewsky
.....
Chellis Suedoff
.....
Notary Public of the State of New York, County of Orange.
MY COMMISSION EXPIRES MARCH 30, 1975



1763

OFFICE OF THE BUILDING & ZONING INSPECTOR
TOWN OF NEW WINDSOR

Howard R. Collett
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

October 8, 1974

Mr. Louis P. Bozzone
222 MacArthur Avenue
New Windsor, New York 12550

Dear Mr. Bozzone:

Your application for a Building Permit dated October 8, 1974 is denied for the following reasons:

1. Insufficient rear yard
2. Insufficient side yard
3. Insufficient parking space
4. Insufficient yard for building height for rear addition
5. Insufficient floor area ratio ?

If you have any questions regarding this matter, please contact this office.

Very truly yours,

HOWARD R. COLLETT
Building & Zoning Inspector
Town of New Windsor

HRC/pk

ZONING BOARD OF APPEALS
Town of New Windsor, New York 12550

7 Franklin Avenue
New Windsor, N. Y.
October 30, 1974

Howard Collett, Building Inspector
Town of New Windsor
555 Union Avenue
New Windsor, N. Y. 12550


RE: Applications for Variance:
Lukacik/Daidone
Commercial Offset Printing

Dear Mr. Collett:

Kindly be advised that the above applications for variances were approved at our special meeting on Monday, October 28, 1974.

Kindly refer to our minutes of this meeting which will be available at the end of this week for further details.

Yours truly,



FRED WYGANT, Chairman

/pd

cc: Joseph LoScalzo, Chairman
New Windsor Planning Board

Adopted 12/20/65

APPLICATION FOR VARIANCE

Application No. 74-20.

Date: _____

TO THE ZONING BOARD OF APPEALS OF THE TOWN OF NEW WINDSOR, NEW YORK

I (We) Louis P. Bozzone of 222 MacArthur Avenue
(Street & Number)

New Windsor of New York HEREBY MAKE
(State)

APPLICATION FOR A VARIANCE:

A. Location of the Property 222 MacArthur Avenue GI
(Street & Number) (Zone)

B. Provision of the Zoning Ordinance Applicable: (Indicate the article, section, sub-section and paragraph of the Zoning Ordinance applicable, by number. Do not quote the ordinance.) Article IV, Section 48-14, C.

C. NOTE: NECESSARY FINDINGS: Before any Variance is granted, the Zoning Board of Appeals must find all of the following conditions to be present:

1. Conditions and circumstances are unique to the applicant's land, structure or building and do not apply to the neighboring lands, structures or buildings in the same zone because: nature of business is such that additional ground floor space is required.
2. Strict application of the provisions of this ordinance would deprive the applicant of a reasonable use of the land, structure or building in a manner equivalent to the use permitted to be made by other owners of their neighboring lands, structures or buildings in the same zone because: The Zoning Ordinance will allow only a 10' addition and this would be economically and functionally unfeasible.
3. The unique conditions and circumstances are not the result of actions taken of the applicant subsequent to the adoption of the Ordinance because: Business has been in operation prior to adoption of Zoning Ordinance.

12/20/65 Robert

4. Relief, if approved, will not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance because: (a) Side yard set backs will be maintained at existing dimensions. (b) rear yard set back primarily affects railroad. (c) overall effect of changes will result in improvement of entire building and hook-up to Public sewer, all being to the public good.
5. Relief, if approved, will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zone because: Similar variances have been granted to neighboring properties.

D. Describe in detail how the property is to be used and submit plans or sketches in duplicate.

Proposed site plan is attached showing: (a) Proposed one story addition to the North for improved employee toilet facilities (includes connection to public sewer) (b) One story additions to South to enclose Service and Receiving area. (c) Two story addition at rear for expanding business.

E. Application to be accompanied by two checks, one payable to the Town of New Windsor in the amount decided by the Board and the second check payable to the Secretary for taking the public hearing minutes. Applications to be returned to: Secretary of ZBA.

F. NOTICE OF HEARING: Applicant agrees to send notice of any public hearing via registered or certified mail to all abutting land owners as required by Sec. 9.4.1. of the Ordinance.

G. If the property in question is located within a radius of 500 ft. of an adjoining municipality, the Board should be notified. Also, have your attorney check Sec. 239 l&M of the Gen. Municipal Law to see if it applies. If so, notify the Orange County Planning Board by sending them an application.

Dated: Oct. 9, 1974


Signature of Applicant

STATE OF NEW YORK) SS.:
COUNTY OF ORANGE)

Sworn to on this 4th day of Oct, 1974. MacArthur Ave.,
Address

Patricia Delio
(Notary Public)

PATRICIA DELIO
Notary Public, State of New York
Appointed in Orange County
My Commission expires Mar. 30, 1975
New Windsor, N.Y.
Telephone Number

(DO NOT WRITE IN THIS SPACE)

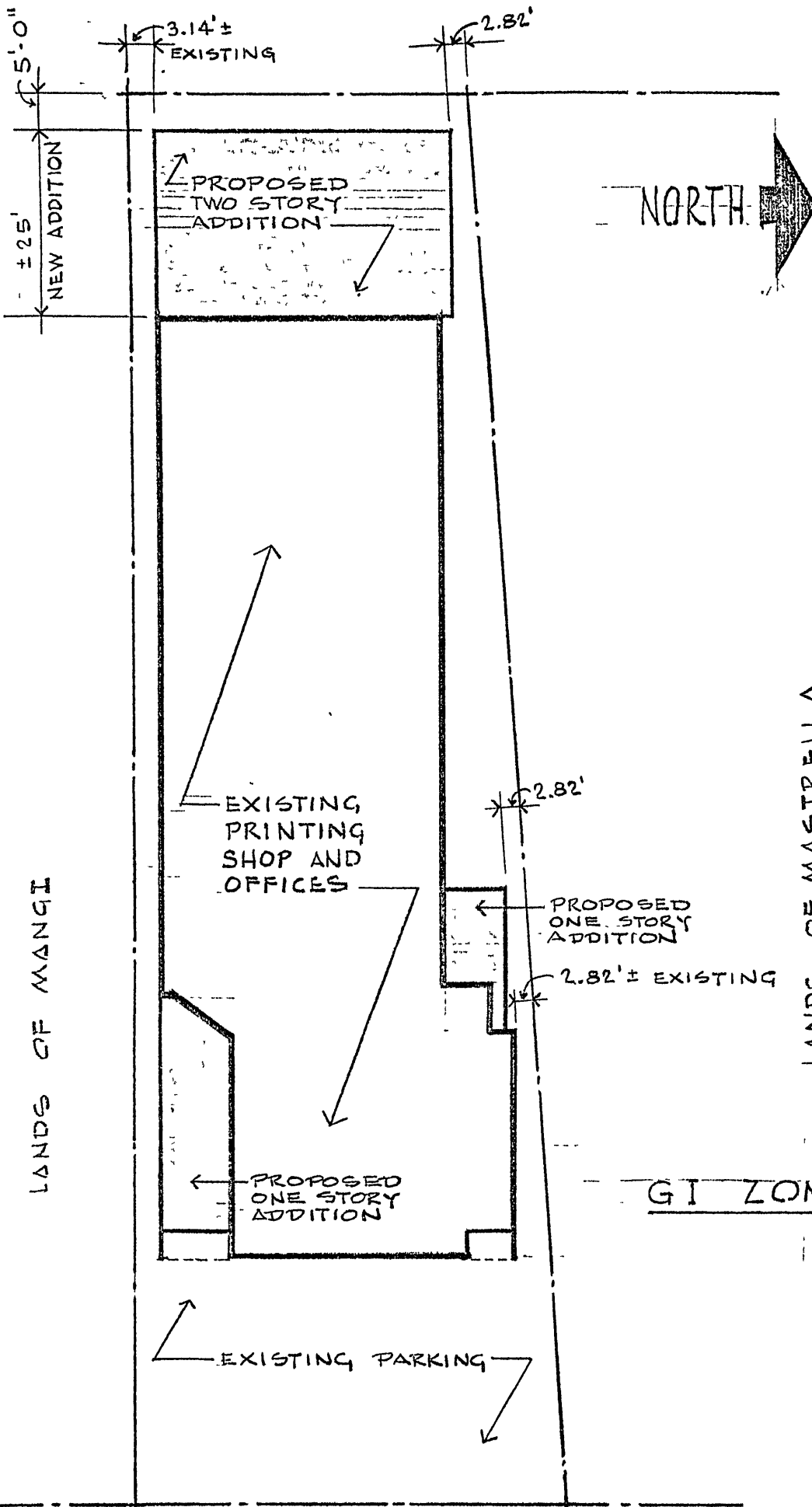
Application No. _____
Date of Hearing _____
Date of Decision _____

Date Received _____
Notice Published _____

Granted 11/4/74.

DECISION:

LANDS OF THE ERIE RAILROAD



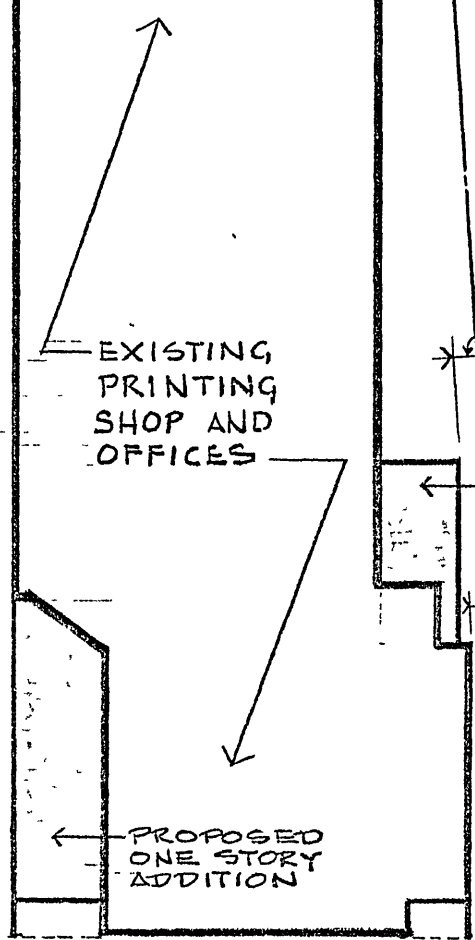
Mac Arthur Avenue

±25'
NEW ADDI

TWO STORY
ADDITION



LANDS OF MANGI



2.82'

PROPOSED
ONE STORY
ADDITION

2.82' ± EXISTING

LANDS OF MASTRELLA

GI ZONE

EXISTING PARKING

Mac Arthur Avenue

SITE PLAN
SCALE — 1" = 20' 0"

RB ZONE EAST
OF MAC ARTHUR AVE.

COMMERCIAL OFFSET
PRINTERS, INC.
TOWN OF NEW WINDSOR, N.Y.

SITE PLAN SHOWING
PROPOSED ADDITIONS
7 OCT 74

DWG
1



WITFIELD
& REMICK
architects

Public Hearing - Oct. 28, 1974 - 8115.

Commercial Offset Printers

Name:

Address:

Louis Bozzone

Mrs. Bozzone

Roy Thomson.

TOWN OF NEW WINDSOR, ORANGE COUNTY, N. Y.

Examined.....10/8.....1974 ✓
Approved.....19.....
Disapproved a/c ...10/8/74.....
Permit No.....

Office of Building Inspector
HOWARD COLLETT, Building Inspector
Town Hall, 555 Union Avenue
New Windsor, N. Y. 12550
Telephone 565-8808

Refer —
Planning Board ✓
Highway
Sewer
Water
Zoning Board of Appeals ✓

APPLICATION FOR BUILDING PERMIT

Pursuant to New York State Building Code and Town Ordinances

Date.....19.....

INSTRUCTIONS

- a. This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- b. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.
- c. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- d. The work covered by this application may not be commenced before the issuance of a Building Permit.
- e. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- f. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein described. The applicant agrees to comply with all applicable laws, ordinances and regulations.


.....
(Signature of Applicant)

282 McARTHUR AVE, NEW WINDSOR,
.....
(Address of Applicant) N.Y.

Name of Owner of Premises LOUIS P. BOZZONE
Address 222 Mc ARTHUR AVE Phone No. 561-4762
Name of Architect WHITFIELD & REMICK
Address..... Phone No.....
Name of Contractor.....
Address..... Phone No.....
State whether applicant is owner, lessee, agent, architect, engineer or builder: OWNER
If applicant is a corporation, signature of duly authorized officer.

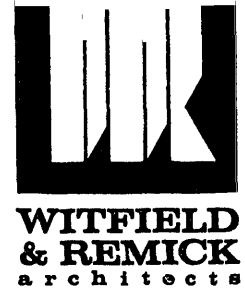
.....
(Name and title of corporate officer)

1. Location of land on which proposed work will be done 222 Mc ARTHUR AVE
2. Zone or use district in which premises are situated G.1.
3. Does proposed construction violate any zoning law, ordinance or regulation? YES.
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction:
a. Existing use and occupancy PAINT SHOP b. Intended use and occupancy PAINT SHOP
5. Nature of work (check which applicable): New Building..... Addition ☒ Alteration.....
Repair..... Removal..... Demolition..... Other.....
6. If dwelling, number of dwelling units..... Number of dwelling units on each floor.....
Number of bedrooms..... Baths..... Toilets.....
Heating plant: Gas..... Oil..... Electric..... /Hot Air..... Hot Water.....
If garage, number of cars.....
7. If business, commercial or mixed occupancy, specify nature and extent of each type of use.....
.....
8. Estimated cost..... Fee.....
(to be paid on filing this application)

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

9. Size of lot: Front 60' Rear 47' Depth 197' Front Yard 35'
Rear Yard 5' Side Yard 3' Is this a corner lot? NO
10. Dimensions of existing structures, if any: Front 40' Rear 40'
Depth 120' Height 12' Number of Stories 1
11. Dimensions of same structure with alterations or additions: Front 40' Rear 40'
Depth 145' Height 18' Number of Stories 2 REAR ADDITION
12. Dimensions of entire new construction: Front Rear
Depth Height Number of Stories
13. Name of Compensation Insurance Carrier
Number of Policy Date of Expiration
14. Will electrical work be inspected by, and a Certificate of Approval obtained from, the New York Board
of Fire Underwriters or other agency or organization?
If so specify.....
15. IMPORTANT: Do not pour footings until the location of building on lot, and soil has been inspected.
16. Before a Certificate of Occupancy can be issued, a certified survey must be filed. (May be waived.)
17. Walls not to be lathed until Department inspection is made.
18. Defer backfilling until waterproofing of foundation is approved by Department.

PLOT PLAN



21 October 1974

Town of New Windsor
Zoning Board of Appeals
555 Union Avenue
New Windsor, New York

35 wisner avenue
newburgh, new york
(914) 561-9100 12550

Re: Commercial Offset Printers, Inc.

Gentlemen:

Please record the following addendum to the Application for
Variance submitted by Louis P. Bozzone:

Variances will be required for: lot area, lot width,
front yard, side yard, rear yard, off-street parking,
and building height.

Please take note of the following additional information:

- The number of employees will not increase.
- A majority of the space to be added is intended to
be used as storage space.
- Additional storage space is essential to the efficient
operation of the business and Applicant is unable to
obtain the space required in any other manner.

Very truly yours,

ROY R. THOMSON
WITFIELD AND REMICK
ARCHITECTS

RRT/ml

cc: Mr. Louis P. Bozzone

donald a. witfield
conrad r. remick, a.i.a.

55

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR



Chairman

Ellsworth E. Weyant

555 Union Avenue

New Windsor, New York 12550

(914) 565-8808

32 3/35
37
1764 Mastrella, Joseph J.
220 MacArthur Avenue
New Windsor, New York 12550

✓Mangi, John J. & Anna M.
31 Myrtle Avenue
New Windsor, New York 12550

✓Vanderhoff, Benjamin H. & Marie
226 MacArthur Avenue
New Windsor, New York 12550

✓Bearse Mfg. Co.
3815 25 Cortland St.
Chicago, Illinois

REI AEI Orange Realty Corp.
McArthur Avenue
New Windsor, New York 12550

✓Erie Lackawanna Railroad
112 Prospect Avenue SE
Cleveland Ohio

✓Fornal, Charles & Mary
21 Hickory Avenue
New Windsor, New York 12550

✓Keeser, John W. & Dora E.
19 Hickory avenue
New Windsor, New York 12550

✓Shaw, Albert & Jeanette
17 Hickory Avenue
New Windsor, New York 12550

✓Burke, Geraldine
13 Hickory Avenue
New Windsor, New York 12550

✓Cocchia, Joseph & Drena
11 Hickory Avenue
New Windsor, New York 12550

Chivattoni, Anthon y & Anne

✓Chivattoni, Anthony & Ann
Hickory Avenue
New Windsor, New York 12550

✓Coe, Ruth A.
12 Woodlawn Avenue
New Windsor, New York 12550

✓Hamilton, Harold F. & Edith
190 Mountain Road
Cornwall On Hudson N.Y. 12520

✓Peller, Stephen J. & Eleanor
18 Woodlawn Avenue
New Windsor, New York 12550

REI ✓Dekay, Donald & Julia
15 Woodlawn Avenue
New Windsor, New York 12550

✓Livingston, Samuel G. & Charlotte
13 Woodlawn Avenue
New Windsor, New York 12550

✓Fascano, John Jr. Jr. & Frances L.
11 Woodlawn Avenue
New Windsor, New York 12550

✓Johnson, Leland E. & Mary F.
9 Woodlawn Avenue
New Windsor, New York 12550

✓Thole, Marilyn
231 MacArthur Avenue
New Windsor, New York 12550

✓Borchert, Ernest H., Robert, Ernest
Marlboro, New York, 12542

REI ✓Lave Automatic Transmissions Repair
Route 32
New Windsor, New York 12550



OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E. Weyant
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

1763

✓Sinopoli, Vincenzo & Caterina
24 Hickory Avenue
New Windsor, New York 12550

✓Earley, George G. & Betty Jean
23 Locust Avenue
New Windsor, New York 12550

✓Ruscitti, Nicholas J. & Helen
21 Locust Avenue
New Windsor, New York 12550

✓Tompkins, Mary A.
19 Locust Avenue
New Windsor, New York 12550

✓Hendrickson, John & Isabelle
17 Locust Avenue
New Windsor, New York 12550

✓Cimorelli, Thomas A. & Mary Ann
15 Locust Avenue
New Windsor, New York 12550

✓Brune, Frederick J. & Roberta
12 Hickory Avenue
New Windsor, New York 12550

Ret. Brower, Elizabeth
14 Hickory Avenue
New Windsor, New York 12550

✓Bauer, Bryan & Belle
Hickory Avenue- 16
New Windsor, New York 12550

✓Roche, Benedict & Rose
18 Hickory Avenue
New Windsor, New York 12550

✓Dayton, Julia
C/O Julia Araiza
P.O. Box 341
Vails Gate, New York 12584

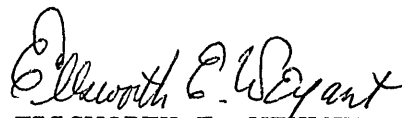
✓Davidson, Wilfred & Margaret
22 Hickory Avenue
New Windsor, New York 12550

✓Hilton, Gibson & Miller, Inc.
208 MacArthur Avenue
New Windsor, New York 12550

✓CHKK Realty Company, Inc.
C/O Mt. Ellis Paper Co.
214 MacArthur Avenue
New Windsor, New York 12550

✓Cel-U-Dex Corp.
23 MacArthur Avenue
New Windsor, New York 12550

Respectfully submitted,


ELLSWORTH E. WEYANT
Sole Assessor
Town of New Windsor